

# \$94,900 - #8 4 Avenue, High Prairie

MLS® #A2176845

**\$94,900**

1 Bedroom, 1.00 Bathroom, 780 sqft

Residential on 0.14 Acres

NONE, High Prairie, Alberta

Located a stone's throw away from the shores of Winagami Lake, this gem is ready for the next owner's recreation needs. Immaculately maintained and improved, bring your swimsuit and sunscreen and kick back and relax, all the work has already been done.

Built in 1964

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2176845      |
| Price          | \$94,900      |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 780           |
| Acres          | 0.14          |
| Year Built     | 1964          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | Cottage/Cabin |
| Status         | Active        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | #8 4 Avenue      |
| Subdivision | NONE             |
| City        | High Prairie     |
| County      | Big Lakes County |
| Province    | Alberta          |
| Postal Code | T0G 1E0          |



## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Beamed Ceilings |
| Appliances        | Refrigerator, Stove(s)                         |
| Heating           | Fireplace(s)                                   |
| Cooling           | None                                           |
| Fireplace         | Yes                                            |
| # of Fireplaces   | 1                                              |
| Fireplaces        | Wood Burning                                   |
| Basement          | None                                           |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Rain Gutters, Storage, Fire Pit                    |
| Lot Description   | Lake, Landscaped, Lawn, Rectangular Lot, Few Trees |
| Roof              | Asphalt Shingle                                    |
| Construction      | Log                                                |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2024 |
| Days on Market | 201                |
| Zoning         | Recreational       |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | Century 21 Sunnyside Realty |
|----------------|-----------------------------|

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